

MINUTES

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Special Meeting

January 13, 2010
Newington Town Hall

- I. **Present:** Chairman Pruett, Commissioners Pane, Camerota, Anest, Schatz, Casasanta, Hall and alternates Aieta, Carragher, Lenares. Also present, Staff, Town Planner Ed Meehan.

- II. Chairman Pruett stated that the purpose of this evening's Special Meeting was to review Sections 1 to 3 of the draft July 22, 2009 Plan of Conservation and Development. This is the second draft of the proposed 2020 Plan, public hearing opened October 14, 2009.

Chairman Pruett requested Commissioners to offer their proposed edits and revisions.

- III. Town Planner, Ed Meehan recorded the following proposed revisions:

Letter to Residents – Thank residents for their participation in the preparation of POCD.

Page 1 Introduction – Overview

1. Revise to describe public hearing dates and extensive process followed to include residents in POCD.
2. Third bullet delete and add: "With ninety-two (92%) percent of land developed emphasis on protecting existing open space and residential neighborhoods will be a priority."

Page 2 Vision Statement

Delete: "ridgeline"

Add: "finding additional open space will be a priority"

Delete: "additional open space and"

Delete: "Higher density developments may be considered where transit services and opportunities for mixed use are compatible with adjacent land use and infrastructure capacity"

Delete: "to promote transit oriented development within the busway and commuter corridors."

Add: "reuse of older sites in harmony with their surrounding zones"

Add: "so there shall not be any changes of zones from commercial uses to residential uses"

or Add:

"changes from commercial zones to residential zones will be evaluated based on the characteristics of the surrounding area."

Members agreed to re-discuss and revise, Add: "Newington will place a priority on smart growth on the Berlin Turnpike emphasizing reuse of existing buildings and the appearance of building and the types of businesses permitted."

Page 3

Delete: “consideration for affordable housing”

Delete: “Recommendation for the most desirable density of population.”

Add: In addition to the statutory requirements notice of proposed amendments to the Plan of Conservation and Development shall be sent in the annual tax bill to property owners prior to the Commission’s public hearing.

Page 4

bullet #4, delete “five-year”, last sentence change were to “where”

Comment Pictures are place holders – will be finalized at printing.

Page 8

First sentence add: “Due to the low availability of residentially zoned land, the rate of housing growth has slowed. The housing stock is close to full capacity.”

And/or place in residential strategies and business development strategies section:

“Any existing residentially zoned land that is now not developed, should remain as currently zoned. This plan shall discourage any change from industrial, commercial and business zoned land to residential.”

Page 9

Unemployment Rates update to current data.

Page 10

Land use in Newington

Clarify terminology for vacant, unused, raw land, unprotected versus protected open space.

Developed land area = 80%

Open Space land area = 11%

Vacant undeveloped area = 9%

Of 9% vacant area, 685 acres, 63%, have limitation (433 acres) and 37%, 252 acres are available for development.

Reorganize Table, check numbers

1. Developed

Residential, commercial, community facilities, other uses.

2. Open Space

Dedicated and managed area

3. Vacant

Developable

Undevelopable – wetlands, flood hazard, slopes

Useable land remaining of the total land area is approximately 3%, 252 acres.

Correct remaining acres at 685, check all numbers for consistency.

Clarify terminology – dedicated Open Space and Managed Open Space, provide examples.

Add: Third paragraph, “without over-burdening infrastructure and overcrowding sites.”

Page 10 Clarify term “Other.” Add “utility.”

Page 13 Zoning Map 2009, Revise Church Street designation change.

Page 14 Revise: “things” to “resources and assets such as ridgeline, wetlands, flood plains.”

Page 15 Revise: “things” to “natural resources.”

Page 16 Strategies

1 Add “ridgelines.”

3(h) Correct impervious and explain terminology “for example roofs, driveways and parking lots.”

Add: Strategy for open space buffers.

Add: Strategy for slope control and stabilization to mitigate rock faces and replanting for buffers.

Page 18 Strategy # 5, Revise to read “Emphasis on maintaining Cedar Mountain as open space.”

General Goal – Add “to maintain the small town character that is here now.”

Page 18 Add Strategy Acquire from the State of Connecticut, the steep (over 15 percent) western ridgeline of Cedar Crest Hospital, an area of approximately 48 acres.

Maintain footprint of existing buildings and pavement.

Add Strategy Apply for state and federal open space conservation grant funds to acquire the steep (over 15 percent slope) westerly slope of privately owned vacant ridgeline properties, approximately 40 acres.

Add Strategy Adopt a Cedar Mountain ridgeline overlay zone to regulate by special exception and site plan approval, building locations, tree removal, quarrying, view line assessments and architectural materials compatible with the ridgeline landscape.

Add Strategy Set buffer setbacks for the preservation of natural contours adjacent to the Old Highway greenway corridor regulated through site plan review.

Add Strategy Make annual appropriations to the Land Acquisition Fund, Article V Section 48-8 of the Newington Code of Ordinances.

Page 20 General Goal – Add “and maintain its small Town character.”

Add: “Develop walking and biking trails with the assistance of the business Community for the benefit of its residents.”

Revise # 1 to read: “Determine how much of the remainder of Cedar Mountain

Should be preserved.”

Revise # 1 add (C): “Seek open space grants.”

Delete # 4 Use of Public Act 490 reference.

- IV.** Chairman Pruett requested Commissioners to read Sections, 4 through 7, for review at Special Meeting, January 27, 2010 at 6:00 p.m. Please have your comments and edits ready for discussion.
- V.** Mr. Schatz moved to adjourn at 7:00 p.m., seconded by Carol Anest and approved.

Submitted,

Edmund J. Meehan
Town Planner